

**Minutes**  
**Buildings and Grounds Committee**  
**May 30<sup>th</sup>, 2008**  
**9:00-10:30am**

Present: G. Anderson, L. Aronson, J. Bradley, T. Callahan, B. Feldman, G. Kraus, R. MacKinnon,  
J. Saddlemire, D. Woods  
Absent: K. Fox, P. Nicholls, W. Stwalley  
Guests: B. Patel  
Notetaker: L. Douglas

The meeting commenced at 9:05am.

**Approval of Minutes from 04.18.08 Meeting—**

L. Aronson and T. Callahan abstained from voting on the approval of the 04.18.08 minutes due to the fact that they were both absent from the meeting. The minutes from the 04.18.08 meeting were approved as circulated.

**Action Items—**

- a. *Repair Fire Alarm System – Drama-Music Building:* The existing fire alarm system in the Drama-Music Building requires replacement and upgrade. The current system is a local pull box type of alarm and can not be repaired. AES recommends that the system be replaced with a code compliant, addressable alarm and detection system. It was recommended that the B&G approve an allocation of \$200,000 for the installation of a new fire alarm and detection system. AES recommends that the \$200,000 be allocated from the FY 08 Emergency Reserve.

A motion to approve the recommended action was made by D. Woods and seconded by J. Bradley. The motion was unanimously accepted.

- b. *Fine Arts Complex – Code Corrections:* The UConn Fire Marshal issued an inspection report that cited fire code discrepancies in the Fine Arts Complex, primarily related to the use of the Mobius and Little Theaters. The inspection report points out the need for additional exterior exits, smoke evacuation and other code requirements. Since the report, Fine Arts has operated the theaters in “work around mode” that includes fire watches and keeping the diving wall open during performances. It was recommended that the B&G approve an increase in the project budget for the Fine Arts code correction to \$300,000. This includes the construction budget for the original work and a reserve for the newer citations. AES recommends that the \$100,000 be allocated from the FY 08 Emergency Reserve.

A motion to approve the recommended action was made by D. Woods and seconded by J. Bradley. The motion was unanimously accepted.

- c. *Human Development Parking Lot (Design Only):* The Nayden Clinic is being relocated to the first floor of the Human Development building and the new occupants expressed concern that the existing parking is insufficient for their needs and the needs of the existing occupants. An engineering firm was hired and determined that the number of spaces can be increased from the thirteen existing spaces to approximately forty spaces. It was recommended that the B&G approve \$25,000 for the design of the Human Development parking lot from FY 08 Emergency Reserve.

Is it possible that some of our on-staff crew could design this? We do not have any civil engineers on-staff, nor do we have enough staff in-house to do these projects quickly. A motion to approve the recommended action was made by G. Anderson and seconded by D. Woods. The motion was unanimously accepted.

- d. *Willow Day Care Code Correction (Partial)*: The UConn Fire Marshal issued an inspection report that cited fire code discrepancies for the Willow Day Care Facility. The purpose of this funding request is twofold: one, to take care of approximately \$10,000 of immediate needs, and two, retain a design professional to evaluate the remaining deficiencies and prepare a remediation plan. The initial work will be completed by Facilities Operations. It was recommended that the B&G approve an allocation of \$25,000 for the initiation of this project out of the FY 08 Emergency Reserve. A motion to approve the recommended action was made by G. Anderson and seconded by J. Saddlemire. The motion was unanimously accepted.
- e. *Dryer Vent Repair – Shippee Hall*: The UConn Fire Marshal issued an inspection report which cited the improper installation of the existing dryer venting system for the laundry room located on the basement level of Shippee Hall. AES proposes engaging a mechanical engineer and mechanical contractor to provide the necessary design drawings, equipment and labor to correct the non-compliant conditions at a cost of \$20,000. It was recommended that the B&G approve an allocation of \$20,000 from FY 08 Emergency Reserve for the initiation of this project. A motion to approve the recommended action was made by J. Bradley and seconded by J. Saddlemire. The motion was unanimously accepted.
- f. *Window Replacement – Hosmer Hall*: The Law School has requested approval for a project to replace thirty-eight old, energy inefficient and maintenance intensive windows with new energy efficient windows at Hosmer Hall. The project is estimated at \$70,000 and it will be accomplished via a contract bid and will be funded by department operating funds. It was recommended that the B&G approve the above project. This project is entirely funded by Departmental Operating Funding and will not impact available DM funding. A motion to approve the recommended action was made by G. Anderson and seconded by T. Callahan. The motion was unanimously accepted.

#### **FY 09 Deferred Maintenance Program – Second Review—**

G. Kraus has put together a draft FY 09 DM/Lump Sum/Code ADA Program Development list, which has a total of \$37,170,000. The last time the draft list was distributed to the Committee, it was requested that monies for New Faculty Support be added in and you will now see that listed on the “Lump Sum and Renovations” portion of the List – Number Six – “Allotment for New Faculty Support” (\$300,000). Also, there is now a separate list for projects that will be part of named projects, instead of being listed on the DM List.

L. Aronson inquired about the status of Koons Hall in 2009. She thought that Koons was not a 09 project, but it is listed on the DM List (#10 & #15). In the end, the Koons Hall projects will be moved to the Named Project List and there will need to be a Project Budget. The DM line will be reduced by \$880,000.

B. Patel asked if the separate window projects on the list could be grouped into one large project. G. Kraus and J. Saddlemire answered that it could be done, but that it might not be the best idea. Some of the windows are different sizes, some are historical, etc.

The B&G Committee usually endorses the DM List before it goes to the Board.

A motion to endorse the FY 09 Proposed DM List without any Koons Hall projects and place all Koons projects on the Named Project List was made by J. Bradley and seconded by T. Callahan.

Q: What are the next plans for the second phase of the Student Union Quadrangle? A: J.

Saddlemire is hoping to raise money for the terrace portion of the quadrangle. Phase Two also includes solving the issues around Castleman and working with the terrace behind the Student Union.

Q: What are the plans for the Historical Houses on campus? A: All nine buildings are being looked at. As we think through our needs, the firm will tell us how they can be used.

Q: Is there a reason why the allotment for New Faculty Support is not coming out of the research account? A: These are old buildings and funding used to come out of Academic Renovations.

The motion was unanimously accepted.

#### **FY 06/07/08 DM Recap & Update—**

G. Kraus pointed out the current totals from FY 06, FY 07 and FY 08 to the group.

#### **Other Business—**

Discussion ensued regarding UITs Construction Projects. How much control does the Committee want over projects – code compliance, financial, etc.?

There being no further items on the agenda, the meeting adjourned at 9:56am.